

Lake County

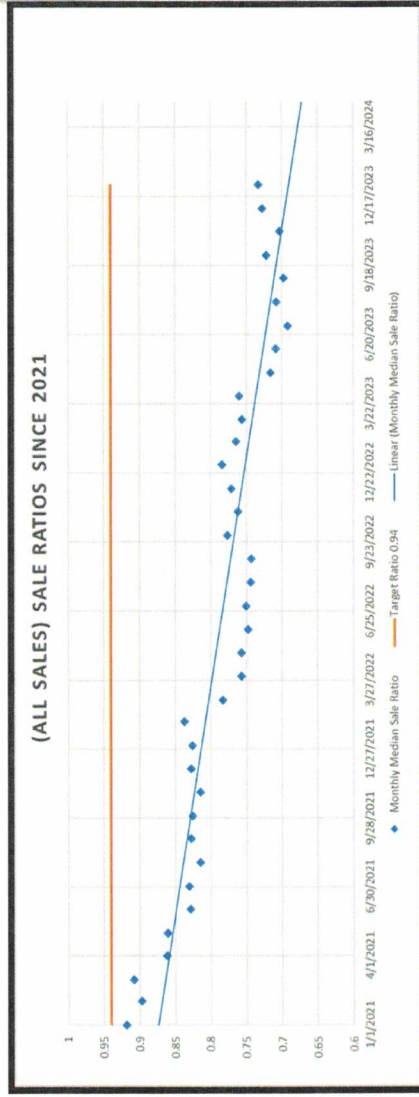
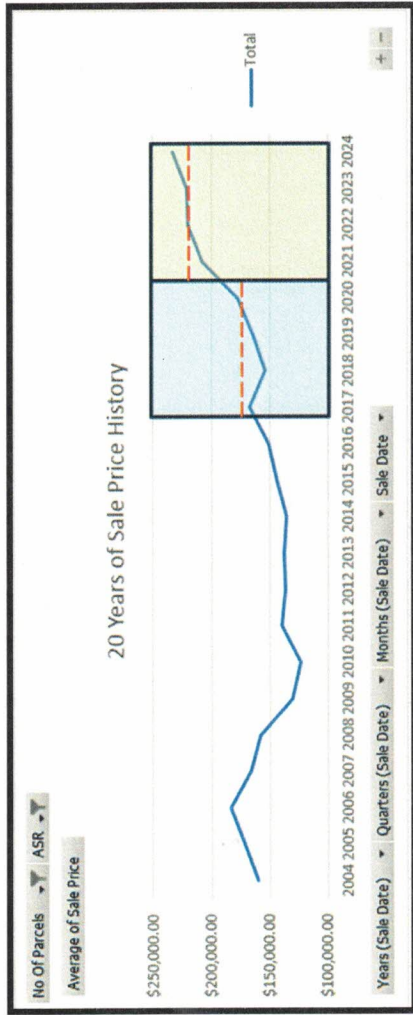
2024 Revaluation



State Mandated Reappraisal

- Exterior Parcel Inspection
- Every 6 Years – per Ohio Law
- Lien Date of January 1st, 2024 – reflecting on tax bill in 2025
- Average residential value up 28.6% for the period of 2021-2023
- Residential increase in last six years: 45.9%
- Agricultural: + 31.7%, Commercial: +12.49%, Industrial: +14.20%, Exempt: +12.75%
- Percentages vary by neighborhood, city/village/township, and taxing district
- Percentage change in value DOES NOT equate same on taxes!
- Department of Taxation approved Lake County Tentative values
- Next steps – values to be mailed out late July & informal hearings to start in late August
- As always, Board of Revision if disagree with value 1/1/25 – 3/31/25

Real Estate Prices are Up

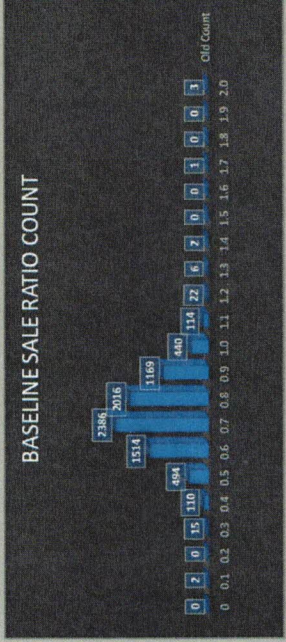
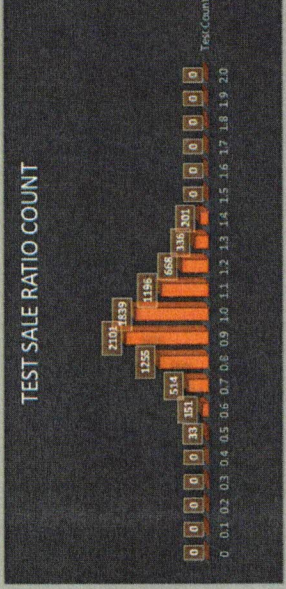
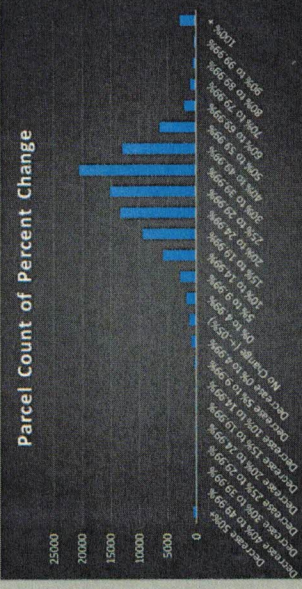




VISION
GOVERNMENT SOLUTIONS

Land Use
Tax Ex.

Total % Change: all Res **28.60%**



Residential Change by School District

Description	Parcels	Land Value Was	Land Value Is	Impr Value Wa:	Impr Value Is	Total Value Wa	Total Value Is	Land Change	Impr Change	Total Change
Fairport Harbor Ex. Vil. S.D.	1,379	42,865,630	50,932,230	111,815,550	161,961,050	154,681,180	212,893,280	18.82%	44.85%	37.63%
Kirtland Local S.D.	3,224	306,650,170	377,699,670	748,544,180	941,355,980	1,055,194,350	1,319,055,650	23.17%	25.76%	25.01%
Madison Local S.D.	8,609	288,756,770	373,396,850	771,966,760	1,083,150,400	1,060,723,530	1,456,547,250	29.31%	40.31%	37.32%
Mentor Ex. Vil. S.D.	26,646	1,229,780,850	1,496,850,160	3,806,722,530	4,802,171,230	5,036,503,380	6,299,021,390	21.72%	26.15%	25.07%
Painesville City Local S.D.	5,212	103,497,950	129,117,090	350,152,390	484,217,220	453,650,340	613,334,310	24.75%	38.29%	35.20%
Riverside Local S.D.	16,818	820,874,470	1,055,024,770	2,495,518,590	3,237,771,360	3,316,393,060	4,292,796,130	28.52%	29.74%	29.44%
Perry Local S.D.	3,717	180,184,760	221,391,300	497,632,750	651,330,910	677,817,510	872,722,210	22.87%	30.89%	28.75%
Wickliffe City S.D.	5,722	203,236,670	240,161,070	521,436,200	718,338,685	724,672,870	958,499,755	18.17%	37.76%	32.27%
Willoughby-Eastlake City S.D.	26,570	1,042,569,730	1,292,732,550	3,050,142,840	3,994,646,390	4,092,712,570	5,287,378,940	23.99%	30.97%	29.19%
97,900	4,218,722,650	5,237,668,860	12,354,634,660	16,075,992,525	16,573,357,310	21,313,661,385	24.15%	30.12%	28.60%	

Residential Change by Taxing District

District	Parcel Count	Land Value W/	Land Value I-	Impr Value W/	Impr Value I-	Total Value Was	Total Value I-	510 Was Avg Value	510 Is Avg Value	510 Avg Sale Price	Land Change	Impr Change	Total Change
01 - Madison Twp.	7,227	240,032,510	314,775,010	607,362,240	875,836,990	847,394,750	1,190,612,000	137,720	192,940	200,000	31.14%	44.20%	40.50%
02 - Madison Village	1,383	48,724,260	58,621,840	164,604,520	207,313,410	213,328,780	265,935,250	163,430	204,100	215,000	20.31%	25.95%	24.66%
03 - Perry Twp.	2,541	125,284,170	149,406,120	350,830,860	446,156,130	476,115,030	595,562,250	190,560	241,050	221,000	19.25%	27.17%	25.09%
04 - Perry Village	774	34,404,110	46,114,750	90,784,840	128,024,190	125,188,950	174,138,940	194,780	273,020	270,575	34.04%	41.02%	39.10%
05 - North Perry Village	405	20,496,480	25,870,430	56,017,050	77,150,590	76,513,530	103,021,020	201,390	279,480	220,000	26.22%	37.73%	34.64%
07 - Leroy Twp.	1,433	64,379,690	95,910,540	203,997,050	276,154,840	268,376,740	372,065,380	205,770	291,370	345,000	48.98%	35.37%	38.64%
08 - Concord Twp.	6,093	405,052,050	520,511,110	1,269,569,960	1,605,565,700	1,674,622,010	2,126,076,810	291,350	377,370	389,900	28.50%	26.47%	26.96%
10 - Concord Twp.	2,427	130,814,350	170,875,560	400,545,130	539,245,140	531,359,480	710,120,700	255,000	354,880	337,500	30.62%	34.63%	33.64%
11 - Painesville Twp.	8,141	300,686,510	375,917,820	866,632,490	1,149,026,610	1,167,319,000	1,524,944,430	167,765	223,275	220,000	25.02%	32.59%	30.64%
13 - Grand River Vill	284	3,548,210	4,731,760	18,094,560	24,086,650	21,642,770	28,818,410	94,380	142,570	110,000	33.36%	33.12%	33.15%
14 - Fairport Harbor Vill	1,379	42,865,630	50,932,230	111,815,550	161,961,050	154,681,180	212,893,280	106,620	154,030	169,500	18.82%	44.85%	37.63%
15 - Painesville City	5,211	103,480,030	129,094,050	350,057,730	484,105,900	453,537,760	613,199,950	94,170	128,410	145,000	24.75%	38.29%	35.20%
16 - Mentor	20,967	974,007,770	1,176,739,940	3,061,954,700	3,836,372,930	4,035,962,470	5,013,112,870	208,095	260,985	275,000	20.81%	25.29%	24.21%
19 - Mentor-on-the-Lake	3,126	112,883,540	134,070,580	299,611,670	372,285,220	412,495,210	506,355,800	143,760	177,515	193,900	18.77%	24.26%	22.75%
20 - Kirtland City	2,780	235,167,800	289,650,540	588,317,720	753,666,150	823,485,520	1,043,316,690	272,200	361,290	430,000	23.17%	28.11%	26.70%
21 - Willoughby City	64	7,981,480	8,427,820	18,509,880	22,941,290	26,491,360	31,369,110	429,150	490,370	490,370	5.59%	23.94%	18.41%
22 - Kirtland Hills Village	129	12,075,190	15,164,080	44,611,030	54,267,940	56,686,220	69,432,020	438,680	547,820	360,000	25.58%	21.65%	22.48%
24 - Kirtland Hills Village	158	28,657,930	35,002,070	71,861,660	73,191,530	100,519,590	108,193,600	633,970	715,160	1,130,000	22.14%	1.85%	7.63%
25 - Waite Hill Village	225	34,842,960	44,619,240	69,854,920	91,557,010	104,697,880	136,176,250	538,900	720,790	940,000	28.06%	31.07%	30.07%
26 - Waite Hill Village	66	11,270,380	13,806,120	20,504,750	26,335,820	31,775,130	40,141,940	563,070	707,310	707,310	22.50%	28.44%	26.33%
27 - Willoughby City	8,851	364,421,170	454,014,540	1,076,951,250	1,368,174,610	1,441,372,420	1,822,189,150	164,550	213,060	230,000	24.59%	27.04%	26.42%
28 - Willowick City	6,066	196,778,780	241,242,490	584,922,350	804,909,170	781,701,130	1,046,151,660	129,130	176,180	180,000	22.60%	37.61%	33.83%
29 - Wickliffe City	5,706	202,737,610	239,627,880	520,238,560	716,683,565	722,976,170	956,311,445	131,050	174,960	182,500	18.20%	37.76%	32.27%
30 - Lakeline Village	112	8,879,280	14,428,580	11,653,660	14,635,810	20,532,940	29,064,390	160,170	186,165	186,165	62.50%	25.59%	41.55%
31 - Willoughby Hills City	2,960	192,512,180	233,797,140	533,913,330	695,385,150	726,425,510	929,182,290	245,410	322,520	327,500	21.45%	30.24%	27.91%
33 - Timberlake Village	365	18,544,070	25,857,590	38,774,450	52,214,600	57,318,520	78,072,190	168,060	217,920	219,500	39.44%	34.66%	36.21%
34 - Eastlake City	8,177	250,662,930	310,119,280	784,620,690	1,034,646,350	1,035,283,620	1,344,765,630	133,120	171,890	172,750	23.72%	31.87%	29.89%
35 - Painesville City	973	47,225,930	57,976,580	137,319,190	183,048,880	184,545,120	241,025,460	229,560	295,100	324,250	22.76%	33.30%	30.61%

Commercial Change by School District

Description	Parcels	Land Value Was	Land Value Is	Impr Value Was	Impr Value Is	Total Value Wa	Total Value Is	Land Change	Impr Change	Total Change
Fairport Harbor Ex. Vil. S.D.	147	4,616,460	6,024,440	14,056,810	14,634,940	18,673,270	20,659,380	30.50%	4.11%	10.64%
Kirtland Local S.D.	169	19,719,460	21,216,640	35,555,670	40,337,630	55,275,130	61,554,270	7.59%	13.45%	11.36%
Madison Local S.D.	544	46,703,360	62,807,760	108,321,690	121,875,260	155,025,050	184,683,020	34.48%	12.51%	19.13%
Mentor Ex. Vil. S.D.	1,382	326,000,450	295,473,160	446,384,720	517,708,450	772,385,170	813,181,610	-9.36%	15.98%	5.28%
Painesville City Local S.D.	632	29,374,480	22,268,710	79,182,500	94,915,560	108,556,980	117,184,270	-24.19%	19.87%	7.95%
Riverside Local S.D.	631	77,275,460	83,328,570	131,803,530	143,684,100	209,078,990	227,012,670	7.83%	9.01%	8.58%
Perry Local S.D.	234	26,564,300	24,423,800	146,133,480	22,604,890	172,697,780	47,028,690	-8.06%	-84.53%	-72.77%
Wickliffe City S.D.	334	35,370,170	21,481,190	64,057,350	77,417,490	99,427,520	98,898,680	-39.27%	20.86%	-0.53%
Willoughby-Eastlake City S.D.	1,457	233,654,270	202,662,540	612,062,640	704,836,060	845,716,910	907,498,600	-13.26%	15.16%	7.31%
	5,530	799,278,410	739,686,810	1,637,558,390	1,738,014,380	2,436,836,800	2,477,701,190	-7.46%	6.13%	1.68%

